

Town of North Smithfield Planning Board

Kendall Dean School, 83 Green Street

Thursday, November 20, 2014, 7:00 PM

The Chair called the meeting to order at 7:02 pm.

1. Roll Call: Present: Art Bassett, Scott Lentz, Cynthia Roberts and Dean Naylor. Also in attendance were Town Planner Robert Ericson, Assistant Planner Roberta Moneghan and Town Solicitor James Lombardi III.

2. Approval of Minutes: Motion by Scott Lentz to approve the October 16, 2014 minutes as corrected. Second by Art Bassett with all in favor (4-0).

3. Disclosure: This is the point where anyone can disclose potential conflicts related to matters before the Board. Each member has the option to recuse under RI ethics regulations or abstain from voting for other reasons. There were no disclosures.

4. Proposed Zoning Map Amendment: Plat 8, Lot 30 from RA to MU-1. Discussion, vote or other action by the Planning Board on a) consistency with the Comprehensive Plan and b) other recommendations.

Atty Eric Brainsky presented for the applicant. He noted that the 2006

Comprehensive Plan called for mixed use with commercial and office space, which is MU-1 in current zoning. Mr. Ericson confirmed that it appeared on Map D-1 in the Comp Plan.

Mr. Bassett moved that the Planning Board finds that the proposed zoning change on Plat 8, Lot 30 from RA to MU-1 is consistent with the Comprehensive Plan, as shown on Map D-1 in the Comprehensive Plan. Second by Mr. Lentz with all in favor.

Mr. Bassett moved that the Planning Board recommends approval of the the proposed zoning change on Plat 8, Lot 30. Second by Mr. Lentz with all in favor.

5. Master Plan, Major Subdivision: Liberty Place with public hearing

Applicant: AF Properties, LLC

Location: 229 Quaker Highway

Assessor's Plat 1 Lot 16

Zoning: Manufacturing (M)

Discussion, vote or other action by the Planning Board, including possible fee waivers

Mr. Ericson noted that there will be no additional impervious cover, so no additional improvements are required. The applicant provided the as-built engineering plan for the existing stormwater management system.

Marc Nyberg, RLS, presented for the applicant. The Master Plan adds a well near the front of the larger building. He said there will be a blanket easement for maintenance and repair of the drainage system. Town Solicitor Lombardi agreed that that would suffice.

Chairman Naylor opened the public hearing. No one spoke for or against. Ms. Roberts moved to close the public hearing. Second by Mr. Bassett with all in favor (4-0).

Ms. Roberts moved that the Planning Board approve the Liberty Place Master Plan dated October 6, 2014 and located on Plat 1, Lot 16 provided that the proposed well is done by December 31, 2015 and that the blanket easement for drainage be noted on the plan and separately provided. Second by Mr. Bassett with all in favor (4-0 roll call vote).

Members discussed waiver of Final Plan fees because review time from this point on will be minimal. Mr. Lentz moved that the Planning Board waive the fee for Final Plan approval. Second by Ms. Roberts with all in favor (4-0 roll call vote). Mr. Bassett noted that fee waivers should always be based on cost to review, not ability to pay.

6. Master Plan, Major Land Development: Slater Village with public hearing

Applicant: DAS Contracting Corp

Location: 1118-1156 Victory Hwy

Assessor's Plat 1 Lots 127, 134 & 330

Zoning: Urban Residential (RU) with rezoning conditions

Discussion, vote or other action by the Planning Board

Mr. Ericson noted that Joe Casali, PE was there for the last meeting, which was canceled, but could not make this meeting. He read from Mr. Casali's letter requesting a continuation to December 4 and stopping the review period clock until the application was heard.

Chairman Naylor noted two abutters in the audience and asked if something could be done to renotify people. Ms. Moneghan suggested putting it on the town website in the What's New section. Mr. Ericson noted that he informed Silver Pines resident Joe Demayo and asked him to notify others that the public hearing would be continued to December 4.

Chairman Naylor opened the public hearing. Ms. Roberts moved to continue it to December 4. Second by Mr. Lentz with all in favor (4-0).

Mr. Bassett moved a 10-minute recess. Second by Mr. Lentz with all in favor (4-0).

7. Preliminary Plan, Minor Subdivision: Oxford Creek

Applicant: Gordon F. B. Ondis

Location: Rocky Hill Rd

Assessor's Plat 20 Lots 16 & 52

Zoning: RA

Discussion, vote or other action by the Planning Board. Discussion, vote or other action by the Planning Board.

Mr. Ericson noted that the applicant's attorney, Joe Shekarchi, was co-chair of Governor-elect Gina Raimondo's transition team. He requested a continuation to December 4 with a continuing waiver of the review timeline.

Mr. Bassett moved to continue Oxford Creek to December 4. Second by Mr. Lentz with all in favor (4-0).

8. Preliminary Plan, Minor Subdivision: Plan for Beverly Jarry

Applicant: Beverly Jarry

Location: Main St

Assessor's Plat 4 Lot 433

Zoning: RU with additional Town Council conditions of rezoning

Discussion, vote or other action by the Planning Board.

Mr. Ericson noted that the plan complied with the Town Council's restrictions on rezoning, namely a 20' buffer as shown on who side of the plan, and a single-family house. Both lots have water and sewer access.

Ms. Roberts asked why some minor subdivisions have public hearings but not others. Mr. Ericson replied that anything with public

improvements (roads, stormwater management system, etc.) gets a public hearing.

Mr. Bassett moved that the Planning Board approve the Beverly Jarry minor subdivision plan dated October 2014 for Assessor's Plat 4, Lot 433. Second by Mr. Lentz with all in favor (4-0 roll call vote).

9. Release of Maintenance Bond, Doire Court off Pound Hill Rd. Discussion, vote or other action by the Planning Board.

Mr. Ericson noted that the item was on the agenda at the request of the developer. He discussed the history and present deficiencies of the site identified in the recent inspection. The report will come under the DPW Director's signature. He suggested a continuation of the item to Dec 4 or extension of the maintenance bond to April 15, 2015 per Article 6-7 of the Land Development & Subdivision Regulations.

Mr. Roberts moved that the Planning Board continue the item to December 4. Second by Mr. Lentz with all in favor (4-0).

10. Planning Update: Discussion of Economic Development Commission letter commenting on Rhode Map RI, noting the lack of equity between rural population and urban. The urban services boundary runs through North Smithfield. Mr. Lentz questioned how effective the public workshops were in reaching interested parties.

Discussion of revisiting computing technology for the school department: Mr. Ericson polled members for availability to meet with the Budget Committee. Members discussed how capital leasing and lease purchases affect future budgets similar to bonding. Mr. Lentz asked for the Town's capital threshold. Mr. Ericson replied that it was \$5000 and 5 years useful life.

Discussion of Slatersville Stone Arch bridge: Mr. Ericson said shoring will be installed under the arch barrels from July-October 2015, with some temporary closures of the bridge. The actual rehab and re-decking will take place from April-November 2016. The bridge will be closed for that construction season.

Discussion of quorum: State law requires only three members, and that would give us more flexibility. Mr. Bassett said the PB has always treated three as a quorum outside of meetings because no one understands our local quorum, which makes us vulnerable to an OMA complaint. Chairman Naylor asked if having seven members meant there should be a quorum of four. Mr. Ericson replied that two were alternates, not members. Ms. Roberts said a quorum of three would encourage not just gender diversity, but age/stage of life diversity.

Discussion of Comp Plan: Ms. Roberts asked how Planning Board members could contribute and community could be engaged. Mr. Ericson noted that the community is engaged in Solarize RI right now. Ms. Moneghan questioned if people really understood what a Comp

Plan is. Election results served as a kind of community survey about priorities.

Discussion of Solarize RI: Mr. Lentz received the RGS Energy RFP under a non-disclosure agreement with Commerce RI. Mr. Lentz said the RFP confirmed that his contract was wrong. Mr. Ericson reported that Solarize now has 250kW and 33 sites sold. He added that contractors rarely have good contracts, which is one reason why Angie's List exists.

Discussion of upcoming plans: Slater Village faces a conflict between Planning Board conditions for Silver Pines II and Town Council rezoning restrictions. Abutters may want to focus on Silver Pine I and II issues, but that is not the subject of the hearing.

11. Adjournment: Mr. Bassett moved to adjourn. Second by Ms. Roberts with all in favor (4-0). The meeting ended at 9:07.

Submitted by Robert Ericson on November 21, 2014

Approved by the Planning Board on December 4, 2014